



'Our Focus Determines Your Reality'



High Street
Flimwell
East Sussex
TN5 7PA



Sitting Room * Family Room * Study
Kitchen/Dining Room * Utility/Boot Room * Cloakroom

Principal Bedroom with Ensuite
Three Further Double Bedrooms * Family Bathroom

Enclosed Garden * Double Garage * Off-Road Parking



STRIKING DETACHED FAMILY HOME

Backing onto Flimwell Cricket Club, this striking family home is believed to have origins dating from the early 1800s with later additions. Providing comfortable well-proportioned rooms, the property sits in attractive gardens and is located on the edge of the village of Flimwell within the Cranbrook School Catchment Area.

The accommodation consists of a double aspect sitting room with fireplace and log burning stove, and bi-fold doors opening to the garden, a double aspect family room also with fireplace and log burning stove, a double aspect study, a kitchen/dining room with Aga and doors to the garden and completing the ground floor a utility/boot room with door to outside and a cloakroom.

On the first floor there is a double aspect principal bedroom with ensuite shower room and built-in storage, three further double bedrooms, one with a feature fireplace, and a family bathroom.

Outside a drive leads to the double garage and provides additional off-road parking, double gates open onto a paved terrace which leads around the house and also provides additional parking. The garden is laid predominantly to lawn bordered with mature hedging and interspersed with a variety of trees. A gate opens directly from the back garden into the cricket ground.



FLIMWELL

The property is located on the edge of the village of Flimwell with the larger villages of Ticehurst and Hawkhurst both a short drive away.

More comprehensive shopping facilities including the Royal Victoria Place Shopping Arcade are available at nearby Royal Tunbridge Wells.

Recreational amenities including sports and leisure facilities, theatre, cinema and numerous restaurants are also to be found in Tunbridge Wells.

SCHOOLS AND CONNECTIONS

As well as the Cranbrook School, there are many excellent private, grammar and state schools for children of all ages in the area, including Bethany, Benenden School, St. Ronans and Dulwich School as well as the Boys and Girls Grammar Schools in Tonbridge and Tunbridge Wells.

The nearby stations at Wadhurst and Stonegate provide mainline services to London Charing Cross and Cannon Street.

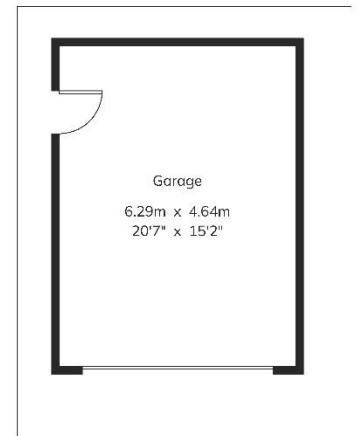
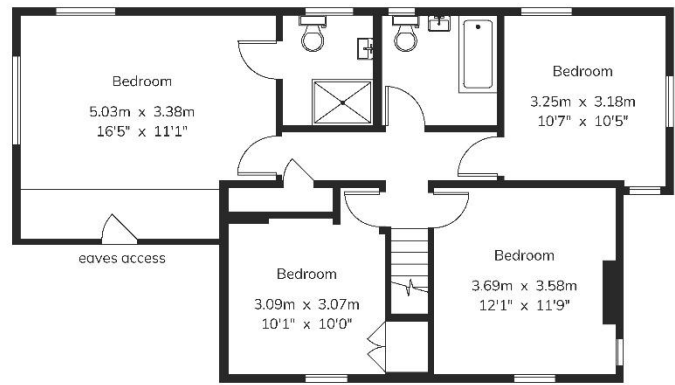
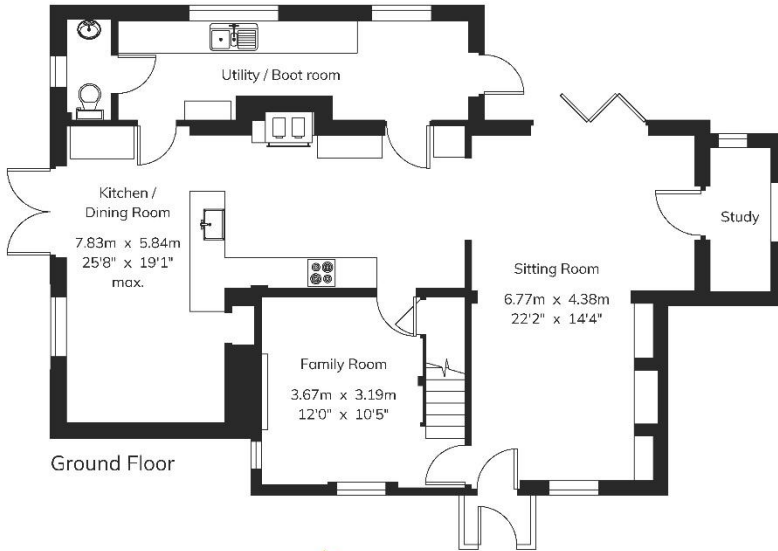




Landmark

House - Gross Internal Area : 176.6 sq.m (1,900 sq.ft.)

Garage - Gross Internal Area : 29.2 sq.m (314 sq.ft.)



For Identification Purposes Only. 

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SERVICES

All mains utilities connected. Gas fired central heating. Fibre broadband connected to the property.

Rother District Council - Council Tax Band F

EPC Rating: C

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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